



Crowther|Key

SALES


£449,995

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59 Corbar Road  
Buxton SK17 6RJ

| Energy Efficiency Rating                    |               |   |
|---|---------------|---|
|   | Current       | Potential   |
| Very energy efficient - lower running costs |               |   |
| (92 plus) A                                 | <div>68</div> | <div>81</div>   |
| (81-91) B                                   |               |   |
| (69-80) C                                   |               |   |
| (55-68) D                                   |               |   |
| (39-54) E                                   |               |   |
| (21-38) F                                   |               |   |
| (1-20) G                                    |               |   |
| Not energy efficient - higher running costs |               |   |
| England & Wales                             |               | EU Directive<br>2002/91/EC  |
|   |               |  |

CALL US ON 01298 214441 OR EMAIL [sales@crowtherkey.co.uk](mailto:sales@crowtherkey.co.uk)





**Misrepresentation Act 1967 \ Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008**

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested.

All Dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.

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VIDEO TOUR AVAILABLE!! This detached property on Corbar Road presents an exceptional opportunity to acquire a delightful house that embodies both comfort and character in a sought after area. This property is ideally situated, just a 5 minute walk into town and the train station but in a quiet peaceful area. The surrounding area is rich in natural beauty, with scenic walks, woodlands, moorlands and peaks.

As you approach the house, you will be greeted by its inviting façade, which hints at the warmth and homeliness that lies within. The driveway and gravel areas easily provide parking for 6 or more vehicles as well as having a garage and a carport. The front garden is well stocked with low maintenance shrubs & fruit trees.

The interior boasts a well-thought-out layout, providing ample space for both relaxation and entertaining. Natural light floods the living areas, creating a bright and airy atmosphere that enhances the overall appeal of the home. The property features a kitchen dining area which is perfect for those who enjoy cooking and entertaining guests and offers a lovely space for family meals or gatherings with friends. The large living room, with its cosy ambience, serves as an ideal retreat after a long day. The bedrooms are generously sized, each room is designed with comfort in mind, ensuring that every member of the household can enjoy their own personal space. The bathroom facilities are modern and well-maintained, adding to the convenience of daily living. Outside, the garden offers a delightful peaceful private escape. To the front, the property has parking for a number of vehicles as well as its own mini orchard!

In summary, this house on Corbar Road is a wonderful opportunity for anyone looking to settle in Buxton. With its charming features, spacious layout, and prime location, it is sure to appeal to families and individuals alike. The property offers easy access to the picturesque surroundings and the vibrant local community that Buxton is renowned for. Do not miss the chance to make this lovely property your new home.

**Entrance hall**

UPVC window and front door, double radiator, stairs to the first floor, understairs cupboard.

**Lounge**

(22ft 11in x 10ft 1in)

UPVC sliding patio doors to the rear garden, UPVC window to the front, living flame gas fire, double radiator, radiator.

**Kitchen/ breakfast room**

(13ft x 12ft 3in)

Pine floor units and rounded edge work tops, wall cupboards, four ring gas hob, extractor hood, built under electric oven, stainless steel sink unit, plumbing for dish washer, UPVC window, double radiator, single unit double glazed back door, walk in mini utility room with plumbing for washing machine is just off the kitchen..

**Study**

(7ft 9in x 6ft 2in)

Radiator, roof light.

**Separate WC**

Low flush WC, wash hand basin, UPVC window, designer column radiator.

**Landing**

UPVC window.

**Bedroom**

(9ft 2in x 7ft)

UPVC window, radiator, walk in wardrobe.

**Bedroom**

(12ft 5in x 10ft 3in)

Two UPVC windows, radiator.

**Bedroom**

(10ft 3in x 10ft 1in)

UPVC window, radiator.

**Bathroom**

Panelled bath, wash hand basin and low flush WC in vanity unit with concealed cistern, shower enclosure with electric shower unit, UPVC window, radiator, wall cupboards, Alpha combi, extractor fan.

**Outside**

To the front is a barked area containing a selection of fruit trees including, apple, victoria plum, pear and cherry as well as raised garden beds well stocked with shrubs and flowers. Whilst the rear garden offers a delightful private escape. The excellent multi-tiered back garden, has, Indian stone paved patio area, a gravel seating area and 2 timber decked areas. The summer house on the top decking area has power and the well stocked garden, ornamental pond and garden paths create a tranquil haven..

**Carport**

With gated access.

**Garage**

(17ft 10in x 8ft 10in)

Electric light and power, service door to the rear, up and over door.

Outside are two store sheds to the front.

Driveway parking for six cars.